

By: Patrick

S.B. No. 1256

A BILL TO BE ENTITLED

AN ACT

1
2 relating to the requirements for a sale to be considered a
3 comparable sale for ad valorem tax purposes.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

5 SECTION 1. Section 23.013(b), Tax Code, is amended to read
6 as follows:

7 (b) A sale is not considered to be a comparable sale unless
8 the sale occurred within 24 months of the date as of which the
9 market value of the subject property is to be determined[~~7, except~~
10 ~~that a sale that did not occur during that period may be considered~~
11 ~~to be a comparable sale if enough comparable properties were not~~
12 ~~sold during that period to constitute a representative sample].~~

13 SECTION 2. This Act applies only to the appraisal of
14 property for a tax year beginning on or after the effective date of
15 this Act.

16 SECTION 3. This Act takes effect January 1, 2014.